## ORDINANCE NO. 2156

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, SETTING THE FRAMEWORK AND CONDUCTING CONCURRENT REVIEW OF THE CUMULATIVE EFFECT ON ALL PROPOSED ANNUAL **AMENDMENTS** TO TITLE 20B. COMPREHENSIVE PLAN, AND TITLES 20C AND 20D OF THE REDMOND MUNICIPAL CODE AND REDMOND COMMUNITY DEVELOPMENT GUIDE FOR THE 2003 ANNUAL UPDATE TO COMPREHENSIVE PLAN INCLUDING NEW AND AMENDED NARRATIVE, POLICIES, TABLES AND MAPS, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Ordinance No. 1847 of the City of Redmond, passed by the City Council on July 18, 1995, adopted a Comprehensive Plan to comply with the mandates of the Growth Management Act, Chapter 36.70A RCW; and

WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations shall be subject to continuing evaluation and review; and

WHEREAS, the Growth Management Act provides that comprehensive plan amendments shall be considered as a comprehensive whole and shall not be amended more than once a year, with certain exceptions; and

WHEREAS, it has been at least one year since the City initiated an annual amendment to its Comprehensive Plan; and

WHEREAS, pursuant to RCW 36.70A, notice of the amendments and the proposed content of the amendment package was received by the Office of Community Development on December 29, 2002, at least sixty (60) days prior to the effective date of this ordinance; and

WHEREAS, the City of Redmond has established a procedure for administratively setting the framework and content of its annual Comprehensive Plan by adopting the annual amendment package and conducting an evaluation of the cumulative effects of each amendment and the consistency of each amendment with the Comprehensive Plan and the Community Development Guide, while also allowing for separate review and adoption of each individual proposal; and

WHEREAS, the Planning Commission will hold separate public hearings on each of the proposed amendments and development regulations, and after considering the information contained in the Technical Committee report and testimony and written comments received during the public hearings, the Planning Commission will forward separate recommendations on each of the proposed amendments to the City Council; and

WHEREAS, after considering the testimony and other evidence, the City Council will take separate action on each of the amendments set forth by this Ordinance as to whether each should be adopted and whether they are consistent with the Washington State Growth Management Act, the Countywide Planning Policies, and the City's criteria for amending the comprehensive plan and development regulations, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Setting the Administrative Format and Content of the 2003

Annual Comprehensive Plan Amendment Package. The following proposed amendments shall establish the entire framework for the 2003 Annual Comprehensive Plan

Amendment Package, including amendments to the City of Redmond Municipal Code and Community Development Guide:

## **City-Initiated Amendments:**

- Growth Strategies. A comprehensive package of policy and regulatory amendments to implement the preferred growth alternative, including related transportation and land use amendments.
- 2. Amendment to Policy LU-124. An amendment relating to the height of structures and permitted uses within the Manufacturing Park (MP) zone.
- 3. Housing Initiative. A comprehensive package of requirements and incentives to increase housing diversity, production, and affordability.
- 4. Amendments to City Center Policies and Regulations. Includes policies and regulations necessary to implement the Downtown Transportation Master Plan.
- 5. Designation of Overlake as an Urban Center. Designation of Overlake as an Urban Center, which would make the City eligible for public transportation funding assistance.
- Neighborhood Plan Updates. Ongoing updates to neighborhood plans, likely beginning with Grass Lawn and Education Hill neighborhoods.

## **Amendments Responding to State Mandates:**

- 7. Updates to the Shoreline Master Plan and regulations.
- 8. Updates and regulations related to the Wellhead Protection Ordinance.

## **Privately Initiated Amendments**

- 9. Zill Amendment. Zone Change and Comprehensive Plan Amendment to rezone property from R-1 to R-4 and change land use designation from Large Lot Residential to Low-Moderate Density Residential on the Zill property located on 116<sup>th</sup> Street NE near 169<sup>th</sup> Avenue NE.
- 10. Washington Cathedral Amendment. Zone Change and Comprehensive Plan Amendment to rezone property from R-1 to R-4 and add Neighborhood Commercial zone to a portion of the property located on Woodinville-Redmond Road at NE 124<sup>th</sup> Street.
- 11. Taylor Amendment. Development Guide Amendment and Comprehensive Plan Amendment to allow housing on the Taylor Property in SE Redmond.
- 12. Henry and Smith Amendment. Zone change and Comprehensive Plan Amendment to allow Neighborhood Commercial on Henry and Smith Properties in North Redmond on NE 116<sup>th</sup> Street near 162<sup>nd</sup> Avenue NE.
- 13. Veal Amendment. Zone Change and Comprehensive Plan Amendment to change the zoning from R-4 to R-8. (Staff is working with the applicant to define this proposal. It may be removed from the list if determined that a Comprehensive Plan amendment is not required.)
- 14. Chen Amendment. Zone Change and Comprehensive Plan Amendment to change zoning from BP to RC on property located on Union Hill Road near Avondale Road.

- 15. Chee Amendment. Zone Change and Comprehensive Plan Amendment to change the zoning from R-4 to R-8 on property located at 5364 East Lake Sammamish Parkway.
- 16. Review of Setback and Easement Requirements on NE 116<sup>th</sup> Street.

  Privately initiated policy amendment regarding the 50-foot setback requirement for new developments on NE 116<sup>th</sup> Street. (Staff will be meeting with the landowners to review the requirements to determine if they wish to pursue this request. It may be removed from the list if determined that a Comprehensive Plan Amendment is not required.)

Section 2. Concurrent Review of the Cumulative Impacts of Each of the Proposed Amendments. On January 8, 2003 and March 12, 2003, the Planning Commission of the City of Redmond reviewed the components of the proposed amendments and a table describing their cumulative relationship and impacts to the other amendments to the Comprehensive Plan and the Community Development Guide. The amendment package was then forwarded to the City Council on March 18, 2003 and the City Council conducted a similar review for consistency and cumulative impacts among the proposed amendments, the Comprehensive Plan and the Community Development Guide and found the proposed amendments potentially compliant with one another and with the Growth Management Act.

Section 3. Public Participation. The process for review of the annual Comprehensive Plan was established by the City of Redmond in order to allow thorough and considerate review by the public of each of the separate proposed amendments, and to establish an effective date for the adoption of the annual amendment package.

Consistent with the requirements of RCW 36.70A.140, the City of Redmond shall ensure public participation in the amendment process by holding separate public hearings for each of the proposed amendments, and notice of the hearings for each of the amendments shall be broadly disseminated to the public and shall be published in the newspaper of record, advertised by the City's public television programming, and where applicable, mailed to property owners within an affected area. The Planning Commission shall consider the testimony and written comments received during the public hearing before making its recommendation to the City Council for action on each of the proposed amendments.

Section 4. Effective Date. This ordinance, being an exercise of power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect on May 16, 2003, which is at least sixty days from notification of the proposed amendments to the Office of Community Development and more than five days after passage and publication of an approved summary therefore consisting of the title.

CATY OF REDMOND

MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM: OFFICE QF THE CITY ATTORNEY

Ordinance No. 2156

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
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March 13, 2003 March 18, 2003 March 18, 2003 March 21, 2003 May 16, 2003